

Charming renovated stone house with 2 bedrooms, garden, courtyard and outbuildings. Gîte potential.

EXCLUSIVE



## INFORMATION

Town:	La Rochette
Department:	Charente
Bed:	2
Bath:	1
Floor:	112 m <sup>2</sup>
Plot Size:	1732 m <sup>2</sup>

## IN BRIEF

Charming renovated stone property with gîte potential in a peaceful rural setting.

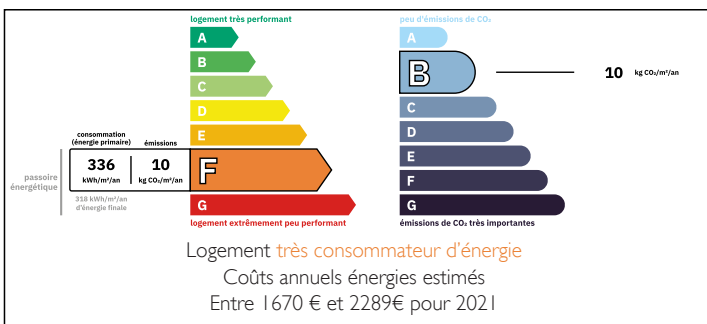
This character home has been carefully renovated while retaining original features such as exposed stone walls and beams, fireplace and traditional tiled floors. The atmosphere is warm and welcoming, enhanced by two wood-burning stoves in the kitchen/dining room and living room.

There is a ground-floor bedroom and shower room, ideal for those seeking single-level living. Upstairs, a further bedroom and a large convertible attic, together with adjoining outbuildings, provide excellent scope for extending the living space or creating one or more holiday gîtes (subject to planning).

Outside, the property benefits from a private, enclosed courtyard with no overlooking neighbours, a large barn, and a spacious, tree-planted garden to the rear.

Conveniently located just 10 km from La

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This property comprises:

### GROUND FLOOR

Entrance hall: 7 sq.m

A room to be fitted out: 3.5 sq.m

Open-plan kitchen and dining room: 23 sq.m

Utility room: 1.6 sq.m

Bedroom: 11 sq.m

Living room: 30 sq.m

Shower room with WC: 5.6 sq.m

### FIRST FLOOR

Bedroom: 20 sq.m

Shower room with WC: 5.4 sq.m

Convertible attic: 53 sq.m

## LOCAL TAXES

**Taxe foncière: 750 EUR**

**Taxe habitation: EUR**

### OUTBUILDINGS & EXTERIORS

Various outbuildings

Barn: 120 sq.m

Former house

Courtyard and rear garden

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES